

PROMISSORY NOTE
CALIFORNIA HOUSING FINANCE AGENCY HOME PURCHASE ASSISTANCE PROGRAM ("HPA")

NOTICE TO BORROWER
THIS DOCUMENT CONTAINS PROVISIONS
PROHIBITING UNAUTHORIZED TRANSFERS SECURED BY
A DEED OF TRUST ON RESIDENTIAL PROPERTY

Property Address: _____

\$ _____, 20 _____

FOR VALUE RECEIVED, the undersigned, _____, (the "Borrower") hereby promises to pay to the order of the California Housing Finance Agency, a public instrumentality and a political subdivision of the State of California, its assignees or holder, whose address is 1121 L Street, Suite 103, Sacramento, California, 95814, (the "Lender") as further provided herein, a principal amount equal to _____ Dollars, (\$ _____) with simple interest at the rate of _____ percent (____%) per annum on the unpaid principal balance from the date of this Promissory Note ("Note"), until paid. The obligation of the Borrower with respect to this Note is secured by that certain Deed of Trust entitled "Permanent Deed of Trust with Assignment of Rents, Security Agreement and Fixture Filing (California Housing Finance Agency Home Purchase Assistance Program) ("HPA")" (the "Deed of Trust"), and executed by the Borrower concurrently herewith.

1. *Borrower's Obligation.* This Note evidences the obligation of the Borrower to the Lender for the repayment of funds loaned to finance the purchase of that certain real property (the "Property") described in the Deed of Trust. The amount of home purchase assistance plus deferred, accrued interest shall be due and payable at the end of the Term of the Note as set forth in paragraph 4 below, or upon Acceleration of Payment as set forth in paragraph 5 below.

2. *Occupancy.* Borrower shall occupy the Property as Borrower's principal place of residence during the term of this Note.

3. *Loan Not Assumable, Prohibition on Transfer of Interests; Limited Exceptions.* The Borrower shall not make any lease, sale, assignment, conveyance or transfer of the Property. No transfer of this second loan will be permitted, and no successor in interest to the Borrower(s) will be permitted to assume the Borrower(s) loan secured by this Deed of Trust except in the following limited circumstances:

- (a) The transfer results from the death of a Borrower and the transfer is to the surviving Co-Borrower;
- (b) A transfer by a Borrower to his or her spouse when the spouse becomes by such transfer a co-owner of the Property;
- (c) A transfer of the Property resulting from a decree of dissolution of the marriage or legal separation or from a property settlement agreement incidental to such a decree and by which a spouse who is already a Borrower becomes the sole owner of the Property.
- (d) A transfer by a Borrower to an intervivos trust in which the Borrower is the sole beneficiary.

4. *Term of Note/Repayment of Loan Principal and Interest.* Borrower shall repay to Lender all outstanding principal, accrued interest and any other amounts due under this Note on the earliest of the following occurrences:

- (a) When the First Note and Deed of Trust becomes due and payable;
- (b) When the First Note and Deed of Trust loan is paid in full;
- (c) When the First Note and Deed of Trust loan is refinanced; or
- (d) When the property is sold or transferred.

5. *Acceleration of Payment.* The principal amount of this loan, together with any then outstanding accrued interest shall become immediately due and payable upon the earliest of any of the following events:

- (a) In the event of a default under the terms of this Note or the Deed of Trust securing this Note;
- (b) In the event that the Borrower shall cease to occupy the Property as Borrower's principal place of residence;
- (c) In the event of any sale, or transfer, lease, rental or encumbrance of the property in violation of paragraph 3 of this Promissory Note; or
- (d) In the event of those circumstances specified in Paragraph 4 of this Note.

6. *Place and Manner of Payment.* All amounts due and payable under this Note are payable at the principal office of the Lender set forth above, or at such other place or places as the Lender may designate to the Borrower in writing from time to time.

7. *Application of Payments.* All payments received on account of this Note shall be first applied to accrued interest and the remainder shall be applied to the reduction of principal.

8. *Attorney's Fees.* The Borrower hereby agrees to pay all costs and expenses, including reasonable attorney's fees, which may be incurred by the Lender in the enforcement of this Note.

9. *Default and Acceleration.* All covenants, conditions and agreements contained in the Deed of Trust are hereby made a part of this Note. The Borrower agrees that the unpaid balance of the then principal amount of this Note, together with all accrued interest thereon and charges owing, shall, at the option of the Lender or, if so provided in this Note and Deed of Trust executed by the Borrower, shall automatically become due and payable, and thereafter until paid bear interest at the rate of ten percent (10%) per annum, upon the failure of the Borrower to make any payment hereunder as and when due; upon the failure of the Borrower to perform or observe any other provision of this Note, or upon the occurrence of any event (whether termed default, event of default or similar term) which under the terms of the Deed of Trust, shall entitle the Lender to exercise rights or remedies thereunder.

10. *Notices.* Except as may be otherwise specifically provided herein, any approval, notice, direction, consent, request or other action by the Lender shall be in writing and may be communicated to the Borrower at the address of the Property, or at such other place or places as the Borrower shall designate to the Lender in writing, from time to time, for the receipt of communications from the Lender.

11. *No Prohibition Against Prepayment.* Borrower may prepay this Note at any time without penalty.

12. *Governing Law.* This Note shall be construed in accordance with and be governed by the laws of the State of California.

13. *Severability.* If any provision of this Note shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.

14. *Time.* Time is of the essence in this Note.

15. *No Waiver by the Lender.* No waiver of any breach, default or failure of condition under the terms of the Note or Deed of Trust shall thereby be implied from any failure of the Lender to take, or any delay by the Lender in taking, action with respect to such breach, default or failure or from any previous waiver of any similar or unrelated breach, default or failure; and a waiver of any term of the Note, Deed of Trust, or any of the obligations secured thereby must be made in writing and shall be limited to the express written terms of such waiver.

16. *Successors and Assigns.* The promises and agreements herein contained shall bind and inure to the benefit of, as applicable, the respective heirs, executors, administrators, successors and assigns of the parties.

_____	_____
Borrower	Borrower
_____	_____
Borrower	Borrower
_____	_____
Borrower	Borrower